



42 North Road | £490,000
Romsey, Hampshire, SO51 5AE





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Summary

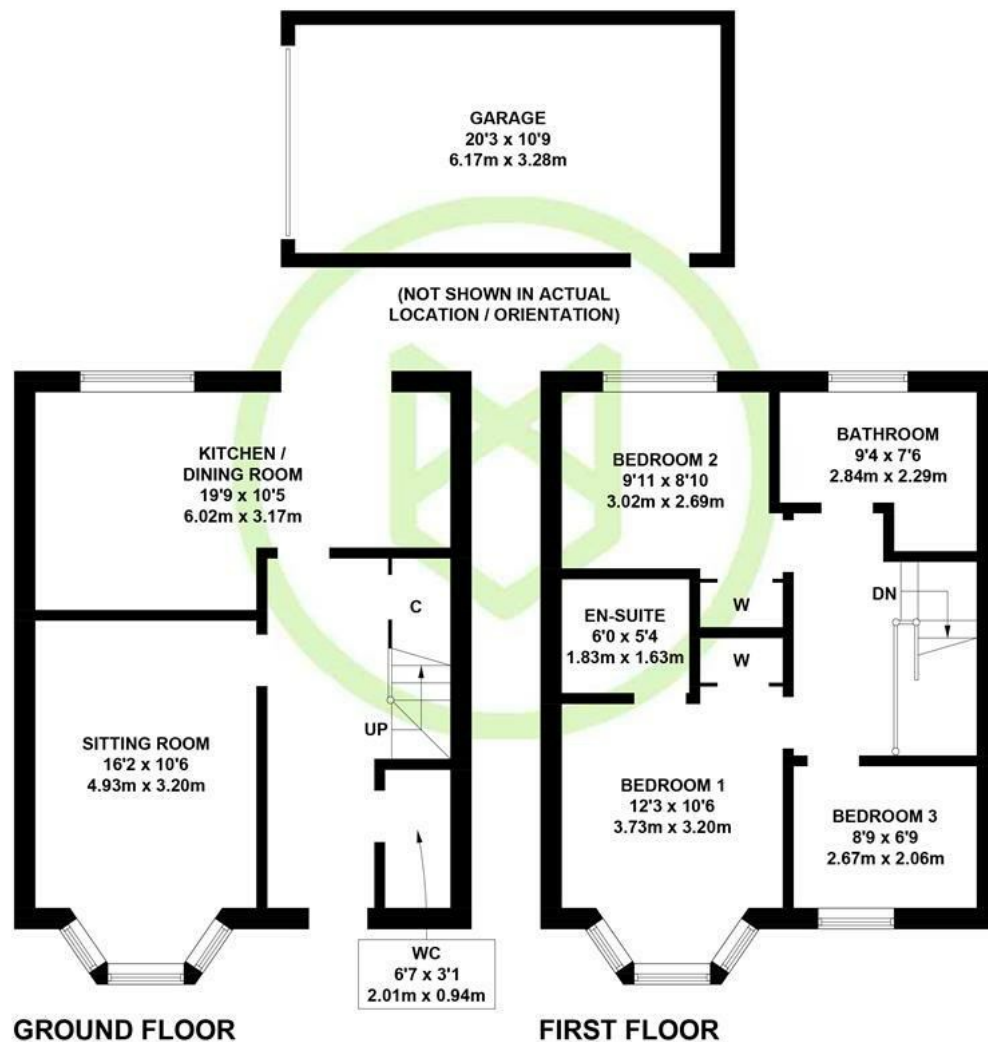
Nestled within the highly sought-after Luzborough Green development, this immaculate semi-detached home offers a wonderful blend of contemporary living and timeless traditional features. Constructed by the renowned Morrish Homes in 2019, the property has been thoughtfully designed with an array of elegant architectural details, including high ceilings, attractive bay windows and traditional-style sash windows, creating a distinctive sense of character throughout. The beautifully presented accommodation comprises three bedrooms, with the principal bedroom benefiting from a stylish en-suite, alongside a modern family bathroom, spacious sitting room, ground-floor cloakroom and impressive open-plan kitchen/dining room spanning the rear of the home. The kitchen provides an ideal hub for both everyday family life and entertaining, with direct access to the garden. Outside, the property enjoys a pleasant south-facing rear garden, designed for ease of maintenance and complemented by a gate providing access to the driveway and garage. Combining immaculate presentation, quality modern living and charming period-inspired detailing, this is a particularly appealing home within this desirable development

Features

- Immaculately presented three-bedroom semi-detached home
- Beautiful blend of modern living with traditional architectural features
- Built by renowned Morrish Homes in 2019
- Impressive open-plan kitchen/dining room with integrated appliances
- En-suite shower room, family bathroom and downstairs cloakroom
- South-facing, low-maintenance rear garden with pergola, patio, lawn and access to driveway & garage

EPC Rating

Energy Efficiency Rating
Current B
Potential A



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 499 SQ FT / 46.4 SQ M
FIRST FLOOR = 495 SQ FT / 46.0 SQ M
GARAGE = 218 SQ FT / 20.3 SQ M
TOTAL = 1212 SQ FT / 112.7 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1330986)

42, North Road, Romsey, Hampshire, SO51 5AE

Ground Floor

Upon entering, the welcoming entrance hall provides access to the sitting room, cloakroom with WC and wash basin, kitchen/dining room, useful under-stairs storage cupboard and stairs rising to the first-floor landing. Positioned at the front of the home, the spacious sitting room is beautifully light and inviting, with a traditional-style bay window overlooking the front aspect and providing an attractive feature to the room. Extending across the rear of the property, the impressive modern kitchen/dining room forms the true hub of the home, offering a wonderful space for both everyday living and entertaining. The kitchen is fitted with a comprehensive range of wall and base storage units, complemented by a selection of integrated appliances including hob with extractor above, oven, fridge/freezer, dishwasher and washing machine. The generous dining area provides ample space for a dining table and chairs, while a double door opens directly onto the rear garden, creating a seamless connection between the kitchen and outside space.

First Floor

The spacious first-floor landing provides access to all three bedrooms and the beautifully appointed modern family bathroom. The principal bedroom is a generous double, enjoying a bay window and traditional-style sash window overlooking the front aspect, a range of built-in wardrobes and the added luxury of a stylish en-suite shower room, fitted with a shower cubicle, WC, wash basin and heated towel rail. Bedroom two is another well-proportioned double, benefiting from a pleasant outlook over the rear garden, while bedroom three provides a versatile additional room, ideal as a comfortable single bedroom, home office or study. The contemporary family bathroom is finished to a high standard and features a shower over the bath, WC, wash basin and heated towel rail, creating a practical yet stylish space for everyday use.

Outside

The well-enclosed rear garden enjoys a desirable south-facing aspect, providing a pleasant and private outdoor space ideal for relaxing and entertaining. The garden features a generous adjoining patio with a pergola overhead, creating an inviting area for outdoor dining and seating, while the remainder is laid to lawn for ease of maintenance. A gate provides convenient access to the driveway, and the garden is enclosed by an attractive curved brick wall, adding to the character and appeal of this delightful outside space.

Parking

Off road parking for one vehicle and single garage

Location

Romsey is a bustling market town with a wide range of facilities, including a train station and local shops including a Waitrose super store, together with a variety of excellent restaurants and public houses. From Luzborough Green there are good connections to the M27 and M3, giving access to Southampton, Southampton Airport, Salisbury and Winchester with a mainline service to London Waterloo (55 mins). Romsey is only a short drive away from the New Forest famous for its New Forest ponies, excellent equestrian facilities and a huge network of walks and cycle paths

Tenure

Freehold

Sellers Position

Buying on

Estate Charge

Circa £291.13 per annum

Heating

Gas

Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Infant and Junior School

Halterworth Primary School

Secondary School

The Mountbatten School

Council Tax

Test Valley - Band C

Disclaimer Property Details

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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